

TOWN OF WESTFIELD

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

Re: 0707-DP-11 4445 E. 191st Street

Etheos Architects, EMH&T, and Context Landscape Architecture request Development Plan and Site Plan review of the Lord of Life Lutheran Church, on approximately 25 acres, within the Andover North Planned Unit Development.

Exhibits:

1. Staff Report, 08/15/07
2. Findings of Fact, 08/15/07
3. TAC Comments, 08/07/07
4. Petitioner's Waiver Request, 07/03/07
5. Petitioner's Plans, 08/10/07

Associated Files:

| | |
|-----------------|------------------------------|
| 0707-SIT-09 | Site Plan Review |
| Ordinance 06-12 | Rezoning (Andover North PUD) |

Petition History:

Andover North was rezoned with commitments May 8, 2006 (Ordinance 06-12). This petition was submitted on June 13, 2007 for Technical Advisory Review. Plans were resubmitted on July 3, 2007 with comments provided to the petitioner on July 5, 2007. An additional review was completed on August 8, 2007. Comments in this report are regarding plans submitted on August 13, 2007 for review.

Analysis:

This development plan would provide for the construction of a new religious institution within the community. The proposed structure would enclose approximately 15,200 square feet. Anticipated uses, as indicated by the site plan would include: worship, offices, schooling for kindergarten through high school, and a library.

The subject site is approximately 25 acres in size and is located on the south side of 191st Street between Shady Nook and Moontown roads. The site currently has no improvements.

The site is zoned Andover North PUD. Within the PUD ordinance, this site was designated for a religious institution. Properties abutting this site to the west and south are part of the Andover North PUD, designated as residential, but not improved with any structures at this time. Also abutting on the west property line, located immediately on 191st Street, is a property zoned SF-2 which is improved with a residential structure and accessory structures. The property to the north is zoned AG-SF1 and is improved with a residential structure as well as associated agricultural accessory structures. The

properties to the east are zoned SF-2 and are improved with residential structures as well as some farming operations.

Development Plan Review:

Development Requirements – General:

The development plan complies with the applicable underlying SF-2 zoning standards. Submitted plans show all setbacks and parking requirements as met.

Site Access and Circulation:

Submitted plans provide for the safe and efficient movement of vehicles both into and within the site. Plans also show cross walks for pedestrian movement from the parking areas to the main structure.

An eight (8) foot wide asphalt or concrete multi-use path is required within the right-of-way of 191st street per the recommendations of the Thoroughfare Plan and Construction Standards from the Town of Westfield Public Works Department. The submitted plans show the required path.

Submitted plans also show the proposed dedication of a sixty (60) foot half right-of-way along 191st Street. This is in accordance with the Thoroughfare Plan.

Landscaping:

Westfield-Washington Township Zoning Ordinance requires the following on landscape plans in addition to the information already provided:

On-Site Requirements

Road Frontage plantings count towards the on-site totals. Perimeter parking and interior parking plantings may also count toward on-site totals, unless the plantings are located within buffer yards. Plantings shown within buffer yards do not count toward onsite totals.

| | <u>Required</u> | <u>Shown</u> | <u>Preservation Credit</u> | <u>+ / -</u> |
|---|-----------------|--------------|----------------------------|--------------|
| Shade Trees (2 per acre) | 40 | 89 | 0 | +49 |
| Ornamental or Evergreen Trees (3 per acre) | 60 | 78 | 0 | +18 |
| Shrubs (10 per acre) | 205 | 289 | 0 | +84 |

Buffer Requirements

Institutional uses are required to provide buffer yards and buffer yard plantings where they abut agricultural and residential uses. The Andover North Planned Unit Development supersedes this requirement and requires a buffer yard along the west property line for 200 feet south of 191st Street. Plantings shown within buffer yards do not count toward on-site totals.

West Property Line Buffer

| | <u>Distance</u> | <u>Required</u> | <u>Shown</u> | <u>+ / -</u> |
|--------------------------|-----------------|-----------------|--------------|--------------|
| Evergreen Trees (1/30') | 200' | 7 | 13 | 0* |
| Evergreen Shrubs (5/30') | 200' | 35 | 18 | 0* |

*Petitioner is substituting less than sixty (60) percent of the shrubs for additional trees as allowed per ordinance. Seventeen (17) shrubs were replaced with six (6) trees. This meets replacement requirements.

Road Frontage Requirements

The terms of the Landscaping Ordinance also require Road Frontage trees where the subject site abuts the right-of-way line of 191st Street.

Road Frontage Trees

| | <u>Distance</u> | <u>Required</u> | <u>Shown</u> | <u>+ / -</u> |
|--------------------------|-----------------|-----------------|--------------|--------------|
| 191 st Street | 760' | 19 | 29 | +10 |

Parking Lots

The terms of the landscaping ordinance provide additional landscaping requirements for parking areas located within required buffer, front, rear, or side yards. Since none of the parking areas, immediate or future, will encroach on any of the aforementioned required yards, perimeter parking lot landscaping is not required for this site.

The parking lot islands exceed the requirement for interior parking lot landscaping. The size of the islands exceeds the 120 square foot minimum.

Lighting:

The Lighting requirements of Development Plan Review would apply to the proposed church. All standards set by the ordinance have been met.

Building Orientation:

The Building Orientation requirements of Development Plan Review would apply to the proposed church. There are no loading docks or overhead doors proposed for this site. Elevations submitted depict the building oriented toward the future subdivision access point and not 191st Street. Submitted plans are compliant with ordinance standards.

Building Materials:

The Building Materials requirements of Development Plan Review would apply to the proposed church. These standards require the proposed structure to be constructed using residential building materials and techniques. The plans submitted by the petitioner show a mix of materials including: masonry and Cementitious vertical, horizontal and shingle siding and trim. A waiver request has been submitted by the petitioner for the vertical siding used on portions of the building.

The Building Materials restrictions relative to non-residential uses in residential districts exist to prevent the location of a structure that is clearly commercial or industrial in nature adjacent to residential structures and uses, thereby interrupting the character of the existing residential area with a structure that is inconsistent in appearance, scale and materials. The overall design of the proposed structure includes elements that could be considered disruptive to the character of a residential area, specifically the vertical siding. However, the siding is offset by the features that are more residential in nature, such as the multiple window openings and peaked roof lines. The overall effect of the design is to allow for a structure that has unique and creative elements, but is still appropriate in the context of its surroundings. Staff recommends the requested waiver be approved.

Comprehensive Plan

The Westfield-Washington Comprehensive Plan, adopted in February of 2007, recommends that this area be developed for suburban residential uses. While the proposed use is not residential, it is permitted by right in the underlying zoning district and was designated in the Andover North PUD.

Procedures:

The petitioner has followed all required procedures by attending a pre-filing conference, filing all necessary forms, documentation and fees, attending a Technical Advisory Committee meeting, and providing public notice.

Findings of Fact:

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington 2020 Comprehensive Plan recommends that this area be developed for suburban residential. The proposed use is not residential; however, it is permitted by right in the underlying zoning district.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with the conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

RECOMMENDED MOTION:

Approve 0707-DP-11 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office.

To finalize the approval of this development plan, sign the attached Findings of Fact sheet (Exhibit 2).

In the event that this development plan is not approved, please briefly state the reasons on the attached Findings of Fact sheet (Exhibit 2).

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FINDINGS OF FACT

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2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with the conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

Voting For

Voting Against

Abstain

Jim Carey

Jim Carey

Jim Carey

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Ken Kingshill

Gloria Del Greco

William Sanders

Cindy Spoljaric

Carolyn Stevenson

Robert Horkay

Joe Plankis

.....

If voting against, please state which portion of the Finding of Fact is in error and state any and all reasons why in the space below:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

WESTFIELD PUBLIC WORKS



August 7, 2007

EMH & T
Attn: Mr. Darren Pittman, P.E.
7400 N. Shadeland Avenue, Ste 150
Indianapolis, IN 46250

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
ANDREW COOK
JOHN DIPPEL
JOHN B. HART
ROBERT L. HORKAY
JOSEPH PLANKIS
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

RE: Lord of Life Lutheran Church Construction Plan Review

Dear Mr. Pittman:

The Westfield Public Works Department has reviewed the proposed construction plans for the above project and offers the following comments:

General

1. I have attached the original plans with our comments. Please provide one (1) set of revised plans showing our comments and revisions **along with our original marked-up set.**
2. The review checklist attached shows the deficient areas that need correction. Any item in green is acceptable. Any item in blue is not applicable. Any item in red/orange needs to be addressed.
3. Some of the details and all of the specifications need to be updated. Please recognize that all infrastructures shall be installed in accordance with the Town of Westfield's Utility and Infrastructure Construction Standards which can be found at <http://www.westfield.in.gov/egov/docs/1111162413893.htm> under Development Construction.
4. Please note additional comments may be warranted at a later date.

Storm Sewer

1. Pre construction calculations are needed.

Street

1. Please show all telephone poles, pedestal/utility boxes and trees or other obstructions that are located in the right of way.
2. Right of way width will match current thoroughfare plans.

3. The existing pavement along the entire proposed entrance shall be milled and resurfaced in accordance with the Town's Encroachment Ordinance to the centerline of the street.

Erosion Control

1. Please note that the erosion control plan must be executed before any construction commences.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit eight (8) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Donna Luley
Plan Review Coordinator
Development/Construction
dluley@westfield.in.gov

Cc: Al Salzman, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

| | |
|----------------------------|---|
| Petition Number | 0707-DP-11 |
| Approximate Address | 4283 E. 191 st Street |
| Petitioner | Lord of Life Lutheran Church |
| Request | Waiver of building materials to permit varied cementitious siding applications, including some vertical applications (see color building elevations). |
| Current Zoning | Andover North PUD |
| Approximate Acreage | 25 |

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/ building orientation/building materials/landscaping which will enhance the use or value of area properties.

-Lord of Life Lutheran Church is requesting this waiver in order to permit innovative cementitious siding applications as shown in the color elevations, including some vertical applications.

2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township.

-The proposed church structure will be improved in appearance by varying the cementitious siding applications.

3. The strict application of the Development Requirements of the Westfield-Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development.

- The proposed church structure will be improved in appearance by varying the cementitious siding applications.

4. The proposed development is consistent with and compatible with other development located in the area.

-The cementitious siding material proposed by the church is the same as that used in residential construction throughout Westfield's zoning jurisdiction.

5. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

-The proposed church use is consistent with the comprehensive plan.

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Recommended Motion:

Approve 0707-SIT-09 with the following conditions:

1. That any condition associated with 0707-DP-11 be satisfied prior to the issuance of an ILP for the subject site.

